



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-187

December 1, 2021

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**REQUEST**

Current Zoning: MX-2(CD) (mixed use district, conditional)  
Proposed Zoning: R-3 (single family residential)

**LOCATION**

Approximately 27.34 acres located east of Pavilion Boulevard, north of Harris Houston Road, and south of North Tryon Street. (Council District 4 - Johnson)

**PETITIONER**

Dowell Finch

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast District Plan (1996)* based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends greenway and single family/multi-family uses up to six dwelling units per acre.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The request is consistent with the land use prescribed by the Northeast District Plan, and subsequent rezoning petition 1999-032 (C).
- The requested density is lower than the recommended density (6 DUA) for the parcel.
- The petition is consistent with lower density, single family uses directly adjacent to the site.
- The petition's request for single family residential uses in this area accomplishes the District Plan's goal of maintaining the integrity and character of existing neighborhoods.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the adopted area plan. There was no discussion of this request.

**PLANNER**

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